



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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May 20, 2004

IN REPLY PLEASE

REFER TO FILE: **PJ-1**

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 2)
ADJUST CONSTRUCTION CONTRACT FUNDING
AWARD SUPPLEMENTAL AGREEMENT
APPROVE APPROPRIATION ADJUSTMENT
APPROVE REVISED PROJECT BUDGET
APPROVE PARKING CONTRACT CHANGE
SPECS. 5456, 6613, 6614; C.P. 77395, 77398, 77427
SUPERVISORIAL DISTRICT 1
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Approve the reallocation of project funding to reflect actual expenditures to increase the amount funded from net County cost from \$2,123,600 to \$2,502,600 and reduce the amount funded by First District Road Funds from \$600,000 to \$221,000.
2. Award and authorize the Director of Public Works to execute Supplemental Agreement 11 with Gruen Associates to provide additional civic art for a not to exceed fee of \$81,740.
3. Approve the enclosed Appropriation Adjustment (Enclosure B) in the amount of \$82,000 to fund the supplemental agreement.
4. Approve the revised project budget of \$26,702,000.

5. Authorize the Interim Director of Internal Services Department to delete the East Los Angeles Civic Center parking facility from the current contract with Five Star Parking and make free parking available to the users of the East Los Angeles Civic Center.

PURPOSE/JUSTIFICATION FOR RECOMMENDATION ACTION

Approval of the recommended actions will allow Public Works to make necessary accounting adjustments and accurately reflect the funding source for Stage 2 of the East Los Angeles Civic Center Renovation Project and allow for completion of the East Los Angeles Library mural.

On December 21, 1999, your Board approved a Preferred Concept Plan for renovating the East Los Angeles Civic Center. The plan established the planning and design framework for developing existing and proposed County facilities, on-site circulation, and parking and pedestrian features at the Civic Center.

On January 21, 2003, your Board awarded a construction contract to Ford E.C., Inc., in the amount of \$3,123,600 for Stage 2 of the East Los Angeles Civic Center Renovation Project. The Stage 2 work included renovation of the lake, funded by \$400,000 of Flood Control District Funds; paving; sidewalks; striping; a new traffic signal to provide a new entry access road into the Civic Center from Mednik Avenue, funded by \$600,000 of First District Road Funds; new landscaping; lighting; an irrigation system; two children's playgrounds; pedestrian walkways; and refurbishment of the comfort station, to be funded by \$2,123,600 of First District Capital Project net County cost allocated to the project.

The initial cost allocations among the various funding sources were based on estimates developed prior to the receipt of construction bids. However, since the award of the construction contract, we have determined that some of the improvements identified for funding by the Road Fund did not meet Road Fund requirements. Therefore, \$379,000 of cost must be reallocated from the Road Fund to the General Fund. This reallocation will increase the amount funded by the General Fund from \$2,123,600 to \$2,502,600 and reduce the amount funded by Road Funds from \$600,000 to \$221,000.

This cost reallocation can be accomplished within the overall project budget. Plans for Stage 3, consisting of campus redevelopment and improvements, and Stage 5, refurbishment of the existing ELA Library into a County Hall, are currently in development. (Stage 4, the new ELA Library is currently under construction.) Construction of Stage 3 is currently estimated to cost \$1,700,000 and construction of Stage 5 is estimated to cost \$4,500,000. We are reviewing the scope of work on these

two stages to determine the impact of this cost reallocation on them, and we will report back to your Board by fall 2004 when this analysis has been completed.

Consultant Agreement

On February 13, 2001, your Board awarded an Agreement to Gruen Associates to provide design and consultant services for the East Los Angeles Civic Center Renovation Project for a not to exceed fee of \$1,127,816. Since that time ten supplemental agreements have been awarded to Gruen for additional work, including management of the civic art program for the Civic Center. The recommended supplemental agreement expands Gruen's management of the civic art program and provides additional funding for increased cost of materials, fabrication, and installation of the mural. The recommended appropriation adjustment provides the funding for the supplemental agreement.

Civic Center Parking

The East Los Angeles Civic Center parking facility (structure and surface parking) serves visitors to the East Los Angeles Civic Center complex. The facility holds 558 vehicles and is operated Monday's from 7:00 a.m. to 8:00 p.m. and Tuesday through Friday from 7:00 a.m. until 5:30 p.m. The parking lot is managed by ISD and operated by Five Star Parking under a contract awarded by the Board of Supervisors in November 2002 to operate 42 parking lots throughout the County. Five Star provides parking lot attendants and also maintains the parking facility.

The current \$3.00 per vehicle parking fee at the lot has been constant for more than ten years due to low daily usage of the parking lot. The revenue generated by the paid parking is barely sufficient to offset the cost of the parking lot's operation.

A review of the parking utilization revealed that clientele accessing services at the Civic Center did not find the parking lot convenient to all of the buildings and preferred the free on-street parking, which led to additional street congestion in the area. The Preferred Concept Plan provided for the closure of Fetterly Avenue in the Civic Center, which would eliminate the on-street parking and create additional congestion. We are recommending that the Interim Acting Director of the Internal Services Department be authorized to delete Five Star's management of the parking lot and that free parking be made available to the users of the East Los Angeles Civic Center.

Implementation of Strategic Plan Goals

These actions are consistent with the County's Strategic Plan Goals of Service Excellence and Fiscal Responsibility as the proposed improvements will enhance the delivery of public services to the residents of East Los Angeles and are an investment in public infrastructure.

Also, the renovation and redevelopment of the East Los Angeles Civic Center is an integral component of the Strategic Plan for Municipal Services to unincorporated areas. One of the plan's objectives, under Action Plan A, is the piloting of at least one civic center facility model in an unincorporated area of Los Angeles County by Fiscal Year 2004-05. The plan recommends East Los Angeles to be the pilot site. As a facility model, the East Los Angeles Civic Center will assemble County municipal services in a "one-stop" setting, with departments working collaboratively as a joint venture to increase the convenience and speed of services.

FISCAL IMPACT/FINANCING

The cost of the Stage 2 improvements remains within the Board-approved contract for the scope of work. However, the recommended reallocation of \$379,000 of cost will increase the amount funded from net County cost from \$2,123,600 to \$2,502,600 and reduce the amount funded by First District Road Funds from \$600,000 to \$221,000. We are reviewing the impact of this cost reallocation on the scope of work for Stages 3 and 5, and we will report back to your Board by fall 2004 when this analysis has been completed.

Gruen's original contract was for \$1,127,816. Ten supplemental agreements have been approved for \$631,243. Approval of this supplemental agreement will bring Gruen's total contract value to \$1,840,799.

The enclosed Appropriation Adjustment will transfer \$82,000 from the East Los Angeles Parking Improvements Project (C.P. 77427) to the East Los Angeles Replacement Facilities Project (C.P. 77398) to provide funding for the requested supplemental agreement with Gruen Associates.

The total project cost, including plans and specifications; land acquisition; demolition; plan check; construction; equipment; consultant services; miscellaneous expenditures; and County services, including the new ELA Library, is currently estimated at \$26,702,000, which is \$82,000 more than the amount previously authorized by your Board on December 16, 2003.

Parking lot fees generated by the lot amount to \$64,900, while the cost to maintain the lot is \$62,400, resulting in a net gain of \$2,500. We are currently developing a maintenance plan for the Civic Center and will return to your Board in July 2004 with recommendations for ongoing maintenance of the parking lot and Civic Center.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Stage 2 construction period was extended by seven months to accommodate unforeseen site conditions, difficulties revising the irrigation pump controls, and fabrication delays of civic artwork installed in the lake.

The award of the Stage 3 construction contract has been delayed by approximately four months to incorporate additional improvements that were included as part of Supplemental Agreement 10 awarded to Gruen on December 16, 2003.

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement with Gruen includes the standard Board-directed clauses that provide for termination of services, renegotiation, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance.

The current parking fee at the lot is \$3.00 per vehicle. In 2002, ISD recommended that the \$3.00 rate be maintained due to low daily usage of the parking lot. At that time, frequent daily visits to the lot revealed that clientele accessing services at the Civic Center did not find the parking lot convenient to all of the buildings and preferred the free on-street parking.

In 2003-04 the cost to operate the East Los Angeles Civic Center parking facility is \$62,400. The parking fees are expected to generate approximately \$64,900 in revenue. If it is determined that parking fees should be eliminated at this facility, the lot will continue to need cleaning and routine maintenance at a cost of approximately \$35,000 per year. If it is determined that minimum staffing is required at the lot, in addition to cleaning, the annual cost is estimated at \$43,000.

ENVIRONMENTAL DOCUMENTATION

On July 25, 2000, your Board approved the Negative Declaration for renovating the Civic Center campus, park, and lake, and on February 26, 2002, your Board approved the Negative Declaration for acquisition and development of the Third Street parking lot.

CONTRACTING PROCESS

On February 20, 2001, your Board awarded a design services agreement to Gruen for a not to exceed fee of \$1,127,816 for the project. Since then, Public Works has executed seven supplemental agreements for a total of \$237,485 for additional design services for the lake improvements, civic art program, and Third Street parking lot improvements. Additionally, your Board awarded Supplemental Agreement 5 for \$76,895 to include the civic art element for the new library, Supplemental Agreement 7 for \$59,475 to include the civic art element located within Belvedere Lake, and Supplemental Agreement 10 for \$257,388 to provide additional architect/engineer and civic art program management services for a total contract value of \$1,759,059. Awarding this supplemental agreement will increase the total value of Gruen's contract to \$1,840,799.

The Board-approved contract with Five Star gives the County the right to initiate changes to the contract including adding or deleting parking facilities or modifying the scope of work. The contract authorizes the Interim Director of ISD to execute change notices as directed by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

In order to reduce disruption of the facilities and services provided at the Civic Center, the renovation of the campus is planned to be accomplished over several phases. Construction of Stage 3 (campus improvements), scheduled to begin in October 2004, is planned in phases to minimize disruption of County facilities. Stage 4 (the new library) is currently under construction and is scheduled to be completed August 2004. Construction of the new civic center entrance road is underway and is scheduled to be completed. Stage 5 (remodel of the existing library into County Hall), scheduled to start when the library opens, will not impact adjacent County facilities. All existing facilities will remain in operation during construction.

The Honorable Board of Supervisors
May 20, 2004
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CONCLUSION

Please return one adopted copy of this letter to the Chief Administrative Office (Capital Projects) and Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

WAK:jmg

U:\General\Others\EastLACivicCenter\Admin\boardletters\AdjustContractFunding

Enc.

cc: County Counsel
Department of Public Social Services (GAIN/GROW Program)
Internal Services Department
Office of Affirmative Action Compliance

May 20, 2004

ENCLOSURE A

**EAST LOS ANGELES CIVIC CENTER RENOVATION PROJECT (STAGE 2)
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SUPERVISORIAL DISTRICT 1
3 VOTES**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Award Design Contract	02/21/01*	
Execute Design Contract	03/21/01*	
Stage 2		
Construction Award	01/21/03*	
Construction Start	02/11/03*	
Substantial Completion	08/11/03	03/30/04*
Final Acceptance	11/10/03	06/01/04
Civic Center Way (off Third Street)		
Construction Award	04/19/04	
Construction Start	05/04/04	
Substantial Completion	06/25/04	
Final Acceptance	08/27/04	
Stage 3		
Construction Award	05/18/04	09/21/04
Construction Start	06/14/04	10/21/04
Substantial Completion	08/19/05	11/17/05
Final Acceptance	11/20/05	01/17/06

* Actual completion date

II. PROJECT BUDGET SUMMARY

Budget Category	Approved Project Budget	Impact of this Action	Proposed Project Budget
Land Acquisition	\$ 3,253,118	\$ -	\$ 3,253,118
Demolition of Old Courthouse	\$ 264,445	\$ -	\$ 264,445
Demolition of Miscellaneous Structures	\$ 156,144	\$ -	\$ 156,144
Plans and Specifications:			
Original Contract Value	\$ 1,127,816	\$ -	\$ 1,127,816
S.A. 1-Lake Improvements Study	23,871	-	23,871
S.A. 2-Art Subconsultant Services	30,000	-	30,000
S.A. 3-Additional Services	25,950	-	25,950
S.A. 4-Lake Improvement Engineering	68,467	-	68,467
S.A. 5-Library Civic Art	76,895	-	76,895
S.A. 6-Alternate Designs	19,700	-	19,700
S.A. 7-Civic Art Work	59,475	-	59,475
S.A. 8-Additional Services	66,197	-	66,197
S.A. 9-Additional Services	3,300	-	3,300
S.A. 10-Additional Services	257,388	-	257,388
S.A. 11Library Civic Art	-	\$ 81,740	81,740
Total - A/E Contract	1,759,059	\$ 81,740	1,840,759
Design Contingency	\$ -	-	-
Total Plans and Specifications	\$ 1,759,059	\$ 81,740	\$ 1,840,459
Plan Check and Jurisdictional Review	\$ 67,999	\$ -	\$ 67,999
Construction:			
Construction Contract Stage 1-SEA Facility	\$ 466,484	\$ -	\$ 466,484
Construction Contract Stage 2-Park & Lake	3,123,600	-	3,123,600
Construction Contract Stage 3-Campus	4,070,000	-	4,070,000
Construction Contract Stage 4-County Hall	1,862,523	-	1,862,523
Change Orders	1,003,468	-	1,003,468
Utilities	45,000	-	45,000
Civic Art	76,332	-	76,332
Artist Contract - Amesuca	74,500	-	74,500
Artist Contract - Arreola	65,000	-	65,000
Artist Contract - Delgado	42,000	-	42,000
Artist Contract - Duffy	39,100	-	39,100
Civic Center Way	330,000	-	330,000
Civic Center Way – Change Orders	\$ 33,000	\$ -	\$ 33,000
Total Construction	\$ 11,231,007	\$ 0	\$ 11,231,007
Equipment	\$ 101,500	\$ -	\$ 101,500
Consultant Services	\$ 299,224	\$ -	\$ 299,224
Miscellaneous Expenditures	\$ 27,674	\$ 260	\$ 27,934
County Services	\$ 1,835,222	\$ -	\$ 1,835,222
New East Los Angeles Library*	\$ 7,624,608	\$ -	\$ 7,624,608
TOTAL**	\$ 26,620,000	\$ 82,000	\$ 26,702,000

* The total budget for the new East Los Angeles Library is \$7,670,000, including \$45,392 for the Library art work included as part of Supplemental Agreement 5.

** This budget is for the entire East Los Angeles Civic Center Renovation Project, including the new public library.

769 882M 11/89

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S.
No.DEPARTMENT OF Chief Administrative OfficeMay 17, 2004

AUDITOR-CONTROLLER.
THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO
ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR
ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

(3-Vote)

SOURCES:

CAPITAL PROJECTS- REFURBISHMENT
Parking Improvements
A01-CP-77427-6015-6014
\$82,000

USES:

CAPITAL PROJECTS- REFURBISHMENT
ELA Replacement Facilities
A01-CP-77398-6015-6014
\$82,000

This appropriation adjustment reallocates appropriation from the
Parking Facilities capital project to the ELA Civic Center
Replacement Facilities project to fund additional management and
installation of the civic art program at the ELA Civic Center.

There is no affect on net County cost.

David Jan Takata
David Jan Takata, Assistant Division Chief

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR

ACTION

RECOMMENDATION

APPROVED AS REQUESTED

AS REVISED

19

CHIEF ADMINISTRATIVE OFFICER

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

19

BY

DEPUTY COUNTY CLERK

AUDITOR-CONTROLLER

No.

294

MAY 17 2004

SEND 5 COPIES TO THE AUDITOR-CONTROLLER